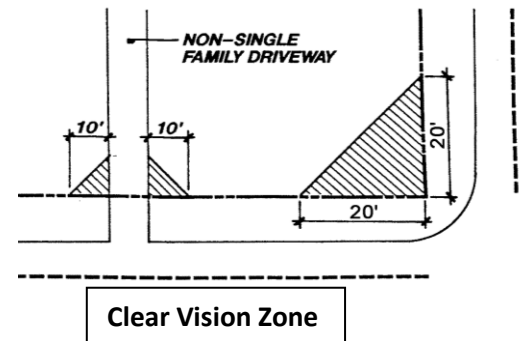


RESIDENTIAL FENCES AND WALLS

A Zoning Compliance permit is required for all residential zoning district fences and walls that are less than six feet in height. There is no fee for this permit. (Fences exceeding six feet in height require a Building Permit). A site plan must be included with the permit application showing the intended location of the fence on the property in relation to the property lines, structures on the property, and the street(s).

HEIGHT LIMITATIONS

- The height of a fence or wall shall not exceed 6 feet except:
 - Fences in the front setback area, and in the side street setback area on a corner lot, may not exceed 4 feet
 - In the clear vision zone, fences may not exceed 2 ½ feet above the top of the curb
 - Fences along a property line abutting an expressway may be up to 12 feet in height (building permit required)
- The height of a fence is measured from the average natural grade as a distance of 5 feet from each side of the fence. Berms are not permitted for the purpose of achieving a taller fence.



CONSTRUCTION

- If one side of the fence or wall has a more finished appearance, that side must face the exterior of the property.
- Fences behind the required front setback area BUT located in front of the house must be at least 50% non-opaque in nature and constructed so as not to create the appearance of a wall.
- Nails or screws should not project beyond the fence.
- No barbed or razor wire is allowed.
- No electric fences are allowed.
- No other materials that could cause injury are allowed.
- Temporary fences are not allowed except those associated with a construction project.
- There is no required minimum setback from the property line but the owner is responsible for insuring that the fence does not infringe upon the neighboring property. The fence cannot be located directly on the property line.

INSPECTIONS

- The Building Department does not locate property lines. This is the responsibility of the property owner or permit holder.
- Call the Building Department to schedule an inspection after completion of the structure. An inspector will insure that it is built according to the submitted and approved plan.

MAINTENANCE

- Property owners are responsible for the upkeep of their fence or wall. Fences and walls must remain intact and upright. Painted fences may require re-painting. Unmaintained structures are subject to enforcement under the Property Maintenance Code.

If you have any questions regarding residential fences and walls, please contact the City of Midland Building Department.